

2018 WARRANT



TOWN OF NEW BOSTON

To the Inhabitants of the Town of New Boston, New Hampshire in the County of Hillsborough, in said State qualified to vote in Town Affairs:

You are hereby notified in accordance with SB-2, the first session of all business other than voting by official ballot shall be held on Monday, February 5, 2018 at 7:00 pm, at the New Boston Central School. The first session shall consist of explanation, discussion, and debate of each warrant article. Warrant Articles may be amended, subject to the following limitations:

- (a) Warrant Articles whose wording is prescribed by law shall not be amended.
- (b) Warrant Articles that are amended shall be placed on the official ballot for final vote on the main motion, as amended.

The second session of the annual meeting, to vote on questions required by law to be inserted on said official ballot and to vote on all warrant articles from the first session on official ballot shall be held on Tuesday, the thirteenth of March, 2018 from 7:00 am until 7:00 pm to act upon the following:

Article 1:

Selectman for 3 years: (1 seat):	Joseph Constance 809 Write in 301
Town Clerk for 3 years: (1 seat):	Kim Colbert 1099
Cemetery Trustee for 3 years: (1 seat):	Warren Houghton 1102
Fire Wards for 3 years: (3 seats):	Daniel Teague 713 Daniel MacDonald 854 Denis Pinard 587 Cliff Plourde 686
Library Trustees for 3 years: (Two seats)	Richard Backus 857 Craig Anderson 798
Library Trustee for 1 year: (One seat)	Kate Fitzpatrick 728 Anson Lamarche Loveday 329
Town Moderator for 2 years: (1 seat)	Lee Nyquist 1016
Supervisor of the Checklist for 6 years: (One seat)	David Mudrick 1075
Trustee of the Trust Funds for 3 years: (One seat)	R. Frederick Hayes Jr. 1012

Article 2:. Are you in favor of the adoption of an amendment as proposed by petition for the Town of New Boston Zoning Ordinance, as follows:

To amend the New Boston Zoning Ordinance, Article II, Section 202, Zoning Map, by changing the zoning district relative to a parcel of land and buildings located in New Boston, Tax Map/Lot#18/20, known as 20 River Road, said site of approximately 0.410 acres from Residential-Agricultural “R-A” to Small Scale Planned Commercial “COM”.

The New Boston Planning Board approves of the petition to amend the Zoning Ordinance as proposed.

YES [720] **NO** [469]

Article 3: Are you in favor of the adoption of the following amendment to the existing Town Zoning Ordinance as proposed by the Planning Board?

To see if the town will amend Section 204.3 R-1 Residential One and Section 204.4 R-A Residential & Agriculture by adding the following use by Conditional Use Permit: HOUSING FOR OLDER PERSONS and amend Article IV Special Provisions by adding a new Section 406 Housing for Older Persons Development. The new Ordinance will include the following sections: Authority, Purpose, Standard of Review (Conditional Use Permit criteria), General Standards that will require all occupants to be over the age of 55 or older, be limited to two bedrooms, the lot shall be at least 10 acres with a minimum of 25% open space, housing units may be single family, duplex, three or four family. Building types and styles, including exterior aesthetics and unit arrangements, shall be suitable and appropriate for their intended purpose, in light of the size and scale of the project, the relevant zoning district, the prominence and the visibility of the proposed project in the community, the surrounding neighborhood, and other similar factors.

Explanation for Article 3: This article proposed by the Planning Board would encourage the construction of housing for older persons in the Town of New Boston whom are 55 years or older, and allow for relief from the otherwise applicable density requirements while complying with all state and federal laws with respect to such housing, and at the same time, ensuring compliance with local planning standards, land use policies, good building design, and the requirements for the health, safety, and general welfare of all the inhabitants of the Town.

YES [742] **NO** [454]

Article 4: Are you in favor of the adoption of the following amendment to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend Article II, Establishment of Districts, Section 202 Zoning Maps, by amending the Zoning Map by rezoning two parcels of land located at the intersection of Chestnut Hill Road and Bedford Road from Residential/Agriculture to Small Scale Planned Commercial, Tax Map #15 Lots 16 & 17.

Explanation for Article 4: This article by the Planning Board would expand commercial opportunities in the community in the eastern part of New Boston as well as expand the tax base in a positive manner. This new zoning district abuts the Air Force Tracking Station in the Klondike corner area.

YES [650] NO [556]

Article 5: Are you in favor of the adoption of the following amendment to the existing Town Zoning Ordinance as proposed by the Planning Board?

Amend ARTICLE IV SPECIAL PROVISIONS Section 404 Accessory Dwelling Units, Section 404.2 Definitions to read as follows: Dwelling Unit, Detached Accessory: A single detached secondary dwelling unit, **no greater than 1,000 square feet of conditioned space**, constructed either within an existing accessory building or within an accessory building constructed for that purpose that is subordinate to the permitted principal dwelling unit in accordance with the provisions of this section.
Delete Section 404.3 8. ~~An accessory dwelling unit shall have conditioned space of no less than 300 square feet and no greater than 1,000 square feet.~~

Delete the definitions of Dwelling Unit, Detached Accessory and Dwelling Unit, Attached Accessory contained in ARTICLE VI Definitions as they are already in the body of the Ordinance.

Explanation for Article 5: This article by the Planning Board would clarify the size limit related to detached accessory dwelling units.

YES [753] NO [421]

Article 6: Are you in favor of the adoption of the following amendment to the existing Town Building Code as proposed by the Planning Board and Fire Department?

CHAPTER NB-5.0: Sprinkler Systems for new One and Two Family Dwellings and Manufactured Homes

Amend Section NB-5.4 Design to read as follows:

All sprinkler systems shall be designed in accordance with NFPA 13D except as follows:

1. Bathrooms, of any size, are required to be sprinkled.
2. Rooms, closets or other enclosed spaces of less than 55 sq. feet that contain furnaces, boilers, water heaters (other than electric) or other mechanical equipment are required to be sprinkled.
3. Pumps ~~and tanks~~ shall be installed no less than 7" 6" ~~and no more than 9"~~ above the permanent floor. ~~The material used to accomplish this shall be permanent, solid and not allow any voids under the pump or tank. (Added March 11, 2008.)~~
4. Circuit breakers responsible for supplying power to the sprinkler system shall be equipped with a lockout device. (Added March 11, 2008.)
5. ~~Valve handles shall be removed and stored in the sprinkler head box. (Added March 11, 2008.)~~
6. The power feed for the sprinkler system shall be protected in a method approved by the authority having jurisdiction. (Added March 11, 2008.)
7. Sprinkler systems shall be equipped with a ~~fire department connection and~~ external alarm approved by the authority having jurisdiction. (Added March 11, 2008.)
8. In addition to #7 above, all sprinkler systems installed in the Town of New Boston shall upon activation sound an alarm within the structure that will alert the occupants. This can be accomplished by connecting the sprinkler system to the household smoke detectors. (Added March 10, 2009.)

Explanation for Article 6: This article by the Planning Department and Fire Department would update Section NB-5.4 Design in order to meet current NFPA 13 code requirements.

YES [669] **NO** [523]

Article 7: Are you in favor of the adoption of the following amendment to the existing Town Building Code as proposed by the Planning Board and Fire Department?

Section NB-1.5 Adoption

Add new sections NB-1.5.4 to read: "The Town, by this Ordinance, shall adopt the most recently published NFPA70 National Electric Code, Article 690 Solar Photovoltaic (PV) Systems, as published by the National Fire Protection Association, and as amended, as the standard that shall apply to all structures in the Town of New Boston. NB-1.5.5 to read: "The Town, by this Ordinance, shall adopt the most recently published NFPA1 Fire Code, Article 11.12 Photovoltaic Systems, as published by the National Fire Protection Association, and as amended, as the standard that shall apply to all structures in the Town of New Boston.

Explanation for Article 7: This article by the Planning Department and Fire Department is being proposed in order to update requirements related to solar installations.

YES [810] **NO** [377]

Article 8: Are you in favor of the adoption of the following amendment to the existing Town Building Code as proposed by the Planning Board and Fire Department?

CHAPTER NB-6.0: Fire Alarm Systems – Commercial and Industrial

Add new Chapter NB-6.0: Fire Alarm Systems, Section NB-6.1 Process to read as follows: NB-6.1.1 All fire alarm systems from the acceptance of this code and forward will be keyed to a Cat 30 key.

Explanation for Article 8: This article by the Planning Department and Fire Department is being proposed in order to create a standard fire alarm key requirement.

YES [798] **NO** [372]

Article 9: Are you in favor of the adoption of the following amendment to the existing Town Building Code as proposed by the Planning Board and Fire Department?

CHAPTER NB-7.0 Knox Boxes – Commercial and Industrial

Add new Chapter NB-7.0: Knox Boxes to read as follows:

“All buildings and structures of assembly and/or having a monitored fire alarm system, shall have a key depository knox box installed and paid for by the property owner. The type/style of knox box and the location shall be approved by the Fire Chief and or designee. The installation, required keys and list of emergency contacts shall be in place prior to occupancy. The owner shall notify the Fire Department whenever locks, keys and or emergency contacts are to be changed.

Explanation for Article 9: This article by the Planning Department and Fire Department is being proposed in order to create a standard knox box requirement. Such boxes are used by the Fire Department to access businesses after hours if an emergency occurs.

YES [738] NO [447]

Article 10: Are you in favor of the adoption of the following amendment to the existing Town Building Code as proposed by the Planning Board and Fire Department?

CHAPTER NB-8.0 Tents – Commercial and Industrial

Add new Chapter NB-8.0: Tents to read as follows: “All Tents erected will need to obtain a permit and be inspected.”

Explanation for Article 10: This article by the Planning Department and Fire Department is being proposed in order to be consistent with state code requirements.

YES [520] NO [698]

Article 11: To see if the Town will vote to raise and appropriate the sum of **two million five hundred ten thousand dollars (\$2,510,000)** for the purpose of design and construction of a new Fire and EMS Facility in the Town of New Boston and to include funds for the re-purposing/demolition of the present Fire Station. Said sum to be raised by the issuance of serial bond(s) or notes not to **exceed two million five hundred ten thousand dollars (\$2,510,000)** under and in compliance with the provisions of the Municipal Finance Act (RSA Chapter 33:1 e seg., as amended) and, to authorize the Board of Selectmen to issue and negotiate such bonds or notes, to determine the rate(s) of interest thereon and to take such other actions as may be necessary to effect the issuance, negotiation, sale and delivery of such bonds or notes as shall be in the best interest of the Town of New Boston. (3/5ths vote required) (Selectmen and Finance Committee recommend 7-0)

Explanation of Article 11: The Fire Wards are requesting funding to design and construct a new fire station. Research and needs study has been thoroughly investigated and a plan developed by the Fire Station Building Committee over five plus years. The results have been reviewed at the CIP meeting as well as a presentation has been made to the Finance Committee/Board of Selectmen that explains in detail all aspects of the project. The land for the building was purchased as a result of a Town Meeting vote in 2015.

YES [513] NO [747]

Article 12: To see if the Town will vote to raise and appropriate as an **operating budget** not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling **four million, nine hundred eighty eight thousand, two hundred fifty nine dollars (\$4,988,259)**. Should this article be defeated, the default budget shall be **four million, eight hundred sixty six thousand, and ninety eight dollars (\$4,866,098)** which is the same as last year with certain adjustments required by previous action of the Town of New Boston or by law, or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. This operating budget article does not contain appropriations contained in any other articles. (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 12: The operating budget includes routine, and for the most part, recurring expenses related to staffing (including salaries & benefits), supplies, utilities, vehicles, maintenance, repairs, and the like required for the day-to-day operation of the town departments.

YES [595] NO [659]

Article 13: To see if the Town will vote to raise and appropriate the sum of **one hundred thirty thousand dollars (\$130,000)**, to be placed in the existing Fire Department Vehicle and Equipment Capital Reserve Fund. (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 13: Based on the replacement cost of each vehicle plus equipment for the year of replacement or refurbishment, \$130,000 must be allotted to the fund each year to ensure sufficient money is available at the time of scheduled replacement/refurbishment. The department has 6 trucks with a life expectancy of between 15-30 years.

YES [806] NO [448]

Article 14: To see if the Town will vote to raise and appropriate the sum of **four hundred twenty five thousand dollars (\$425,000)** for a new tanker truck, and furthermore to authorize the withdrawal of **four hundred twenty five thousand dollars (\$425,000)** from the Capital Reserve Fund. (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 14: It is recommended by the Fire Chief to purchase the tanker truck this year due to the rising cost increase last year due to the new emission system that needs to be installed in this type of truck. This is scheduled for purchase in 2018 as set in the C.I.P. . . . It will replace a 1988 model.

YES [717] NO [518]

Article 15: To see if the Town will vote to raise and appropriate the sum of **ninety thousand dollars (\$90,000) to be placed in the existing Highway Truck Capital Reserve Fund.** (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 15. The Highway Truck Capital Reserve Fund covers the replacement of a small dump truck plus the three regular six wheelers and one 10-wheel dump. The smaller truck has a life expectancy of 10 years and the larger trucks 15 years plus. If prudent, a replaced truck may be kept off line for back up and to plow snow.

YES [780] NO [455]

Article 16: To see if the Town will vote to raise and appropriate the sum of **eighty five thousand dollars (\$85,000)** for the purchase of a pre-owned dump truck for the New Boston Highway Department, and furthermore to authorize the withdrawal of **eighty five thousand dollars (\$85,000)** from the Highway Truck Capital Reserve Fund. (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 16: The Highway Truck Capital Reserve Fund covers the replacement as stated in article 14 and as part of the replacement program the Town has been fortunate to purchase pre-owned trucks in very good condition and has saved the taxpayers many thousands of dollars.

YES [868] NO [376]

Article 17: To see if the Town will vote to raise and appropriate the sum of **thirty thousand dollars (\$30,000)** to be placed in the existing Highway Department Heavy Equipment Capital Reserve Fund. (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 17: This fund allows for the replacement of the loader, grader, and the backhoe on a 12-15 year replacement cycle.

YES [813] NO [424]

Article 18: To see if the Town will vote to raise and appropriate the sum of **two hundred ten thousand dollars (\$210,000)** for the purpose of purchasing a new 3.5-yard front end loader for the New Boston Highway Department, and furthermore to authorize the withdrawal of **two hundred ten thousand dollars (\$210,000)** from the Heavy Equipment Capital Reserve Fund. (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 18: The loader is part of a twelve year purchasing cycle as prescribed by the Capital Improvement Plan. It has become less efficient as it has aged and a new loader is very much due in order to improve efficiency and require less maintenance.

YES [741] NO [506]

Article 19: To see if the Town will vote to raise and appropriate the sum of **forty thousand dollars (\$40,000)** to be added to the existing **Town Bridge Repair/Replacement Capital Reserve Fund**. (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 19: The funding under this Warrant Article is consistent with the CIP recommendation and scheduling for bridge repair and replacement projects. In order to keep up with the high cost of bridge repairs in the future, the Road Agent has a long term plan for the future upkeep and construction. In order not to spike the appropriation for some years, the CIP Committee spread the Capital Reserve funding to be consistent each year.

YES [881] NO [343]

Article 20: To see if the Town will vote to raise and appropriate the sum of **sixty seven thousand dollars (\$67,000)** for the reconstruction of the Lyndeborough Road Culvert, **and** furthermore to authorize the withdrawal of **sixty seven thousand dollars (\$67,000)** from the Bridge Repair/Replacement Capital Reserve Fund for this project. (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 20: This project is overdue and is need of repair through reconstruction. The construction work will be completed mostly by the New Boston Highway Department. This is consistent with the C.I. P funding schedule.

YES [798] NO [423]

Article 21: To see if the Town will vote to raise and appropriate the sum of **forty-six thousand dollars (\$46,000)**, the first of a two year appropriation request for the purpose of constructing a Salt Shed for use at the New Boston Highway Department. Said building to be located at the Highway Department facility on Old Coach Road. This is a non-lapsing appropriation and will not lapse until the project is complete or until December 31, 2022, whichever comes first. (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 21: The Salt shed will enable the Highway Department to pre-order a larger volume of sand and salt and keep it out of the elements. It is long overdue and would be beneficial in providing more efficiency in storage and supply planning.

YES [660] NO [550]

Article 22: To see if the Town will vote to raise and appropriate the sum of **thirty thousand dollars (\$30,000)** to be added to the existing **Revaluation Capital Reserve Fund** to be used to complete the 2021 town wide revaluation as required by law. (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation of Article 22: As required by State law the Town must provide a complete revaluation of all parcels, the next year being 2021. A total amount of \$160,000 is the final estimated cost to complete.

YES [762] NO [462]

Article 23: To see if the Town will vote to raise and appropriate the sum of **fifty six thousand five hundred dollars (\$56,500)** for the purpose of purchasing a new 'mini-bus' type vehicle with a capacity of fifteen passengers (15) to be used primarily for the seniors program provided by the New Boston Recreation Department, but also other departments, like the Fire Department, school and youth programs, and , furthermore to withdraw the sum of **forty thousand dollars (\$40,000)** from the Recreation Revolving Account and, to authorize the withdrawal of **sixteen thousand five hundred dollars (\$16,500)** from fund balance. (Not to be raised by taxation) (Majority Vote Required) (Selectmen and Finance Committee recommend 7-0)

Explanation for Article 23: The New Boston Recreation Department proposes the purchase of this vehicle to replace the current 2005 GMC van. The current van was purchased in 2008 (used) and is showing rust and deterioration in the body. The shortcomings of the existing van are accessibility, comfort, safety and age. The big benefit for a mini-bus will be easier senior access with a step up entry and walk-through aisle, plus improved safety because it will be more stable on the road. This vehicle is also equipped with a handicap ramp.

The Recreation Director has applied for a grant to offset the cost and if the grant is successful the use of some or all of the fund balance may not be needed.

YES [692] NO [525]

Article 24: To see if the Town will vote to authorize the Trustees of the Whipple Free Library to enter into a 20-year Solar Power Purchase Agreement with an easement of 0.17 acres of town land (behind the library shed), with an option to purchase after year 6 with funds from the Library Foundation or private sources, for the purpose of locating solar energy facilities, and for the Whipple Free Library to purchase all of the needed electrical energy produced by this facility at a rate estimated to be \$0.1490/kwh over the term of the agreement. This has no effect on the tax rate. (Majority Vote Required) (Selectmen and Finance Committee recommend 6-1)

Explanation for Article 24: This article would allow Revision Energy of Brentwood, NH to construct, maintain, and insure a solar energy system behind the library shed, so that the library can purchase electrical renewable energy instead of fossil fuel energy at a rate comparable to what it is currently paying, thus reducing carbon emissions into the air by 25 tons per year. An agreement would be signed

that would allow the library to purchase the complete solar energy system after 6 years with funds raised privately, so that thereafter, the Town would no longer have to pay for the library's electricity.

YES [665] **NO** [562]

Article 25: To see if the town will vote to adopt the provisions of RSA 72:80-83, by providing a property tax exemption equal to fifty percent (50%) of the increase in assessed value attributable to construction of new structures, and additions, renovations, or improvements to existing structures, of commercial and industrial uses for a period of five (5) years from the date of construction. (Majority Vote Required)

Explanation of Article 25. The intent of the exemption is to provide incentives to businesses to build, rebuild, modernize, or enlarge within the municipality. The exemption shall apply only for municipal and local school property taxes assessed by the municipality which shall exclude state education property taxes under RSA 76:3 and county taxes assessed against the municipality under RSA 29:11, and shall be a specific percentage on an annual basis of the increase in assessed value attributable to construction of new structures, and additions, renovations, or improvements to existing structures, but which shall not exceed fifty percent (50%) per year.

YES [576] **NO** [620]

Article 26: To act on any other business that may legally come before this meeting.